

**CHADDS FORD TOWNSHIP
PLANNING COMMISSION**

September 24, 2003

MINUTES

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, September 24, 2003. Present were Chairman William J. Taylor, Vice-Chairman Maurice Todd and Fred Reiter. Also in attendance were James P. Kelly, EIT, for James C. Kelly, Township Engineer, and Maryann D. Furlong, Township Secretary.

CALL TO ORDER

The meeting was called to order at 7:35 PM.

APPROVAL OF MINUTES OF July 30, 2003

Upon motion and second (Reiter, Todd), the minutes of the August 27, 2003 meeting of the Planning Commission were unanimously approved.

PUBLIC COMMENT

No comments were offered.

OSBORNE/WARNER – 2 Lot Subdivision – Second Public Review

James Fritsch of Regester Associates presented for applicant Osborne Place Associates. The proposal is for subdivision of a 4.788 acre tract on Atwater Road into two separate lots.

Comments contained in Kelly Engineer's review letter of September 22, 2003, were discussed. Mr. Fritsch stated that all issues had been resolved except for comments at numbers 19 and 21. The applicant is waiting for review letters from the Delaware County Conservation District and also a NPDES Part II permit from the Pennsylvania Department of Environmental Protection.

Mr. Reiter questioned if a decision had been made regarding the driveway situation. Mr. Kelly responded that although two options had been discussed, he had recommended that two driveways might be the simplest method, avoiding the necessity of homeowners entering into covenant and easement agreements that would be necessary for a shared driveway. Thus, the two driveway plan had been deemed acceptable. Mr. Reiter

stated that he would not oppose.

MOTION TO APPROVE PRELIMINARY/FINAL SUBDIVISION PLANS – OSBORNE/WARNER

Upon motion and second (Todd, Reiter) Planning Commission members voted to recommend approval of the preliminary/final subdivision plan of Osborne Place Associates for the Warner property on Atwater Road, conditioned upon the

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applicant's satisfactory completion of the two outstanding items as contained in Kelly Engineer's review letter of September 22th.

Mr. Fritsch asked Mrs. Furlong to add the matter to the agenda for the next Board of Supervisor's meeting to be held next Wednesday, October 1, 2003.

NEW HORIZONS FELLOWSHIP CHURCH – LAND DEVELOPMENT APPLICATION – Third Review – Plans last revised 8/29/03

Michael Lyons, Esquire, Peter N. Goldring, PE, and Reverend Timothy Pierce, Pastor, were present on behalf of the applicant New Horizons Church, 1392 Baltimore Pike. Mr. Lyons reviewed the current status of the land development application.

Mr. Goldring addressed comments contained in Kelly Engineer's review letter of September 23, 2003, as follows:

As to comment 2. under Zoning, the applicant agreed to change the plan to indicate 24 foot wide aisle widths.

A landscaping plan had been submitted to the Township in accordance with number 12.

The applicant agreed to comply with Kelly Engineer's requirements as

stated in comment 13.

Mr. Goldring stated that the application for a highway occupancy permit will be amended and resubmitted to PennDOT. See comment 25.

As to comment 30, the applicant is still waiting for receipt of a new wetland delineation survey.

Pursuant to correspondence from the Pennsylvania DEP, the applicant will amend and resubmit an application regarding a NPDES Phase II permit.

There was discussion as to how to best secure the proposed crosses. See comment 33. Mr. Kelly did not think the proposal was sufficient and suggested the use of either a Simpson or perhaps a flag pole type application to offer more security.

As to comment 37, the applicant is awaiting a response from the Delaware County Conservation District.

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There was much discussion regarding Mr. Kelly's remarks under comment 42. Mr. Kelly suggested that the Township needs some type of indication as to how often and how severely the driveway floods before feeling comfortable in approving the plan. A concern would be that parishioners may find themselves stranded in the event of flooding. Mr. Kelly suggested that hydraulic calculations be submitted to the Township to demonstrate that the safety of churchgoers would not be jeopardized in the event of a 100 year storm. Mr. Goldring will conduct such an analysis to offer better information as to how often severe flooding may occur.

Reverend Pierce commented that the point would most likely be moot since services would probably not be held in a situation of severe flooding. Mr. Todd replied that the situation is more complicated than it might appear and that it is the Commission's responsibility to eliminate any possible hazards to life or property.

Mr. Lyons remarked that an application for special exception will be filed

shortly with the Zoning Hearing Board and relief from specific requirements might be requested. It appeared to all that the only significant remaining issue from a planning perspective is that of the driveway.

GRACE PROPERTY – RIDGE ROAD – First Public Review

L. U. Ginter was present to represent applicants Joseph and Carol Grace. An application for subdivision had been made that consists of subdividing an 8.17 acre parcel into two separate lots. Mr. Ginter addressed the remarks as set forth in Kelly Engineer's review letter of September 23, 2003.

Mr. Ginter agreed to comply with all requirements as requested by Kelly Engineers, with discussion of specific requirements as follows:

Mr. Kelly asked that the plan be revised to indicate the percentage of grade along the proposed centerline of both new and old driveways to insure that there are no non-conformities. Mr. Ginter agreed to do so.

Mr. Taylor reviewed the requirements as set forth in comment 10. regarding the construction of an on-site disposal system. The applicant will comply with the engineer's suggestions.

Mr. Kelly will verify that the applicant does not need to apply for a NPDES Part II permit from the Pennsylvania DEP.

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The applicant will provide copies of HOP permits that had been issued in 2002. See comment 17.

Mr. Ginter will make the necessary changes and update Planning Commission member as soon as possible.

MOTION TO ADJOURN

There being no further business, the meeting was adjourned at 8:50 PM.

Respectfully submitted,

MARYANN D. FURLONG
Planning Commission Secretary